PLANNING DECISION

Ref: MC2004/1768

Regeneration and Environment Division
Development and Environment Directorate
Compass Centre
Chatham
Kent ME4 4YH
(DX56006 STROOD)
Telephone: 01634 306000
Facsimile: 01634 331195

TOWN & COUNTRY PLANNING ACT 1990
Town & Country Planning (General Development Procedure Order) 1995

App's Name Mr Mangal

C J Harrison Associates
C/o Nigel Sands
15 Colson Drive
Iwade
Kent
ME9 8TT

Proposal: Conversion of building to a 2-bedroomed house

Location: Former Mortuary, 20 Gun Lane, Strood, Rochester, Kent

---

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 2nd August 2004

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason 1. To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied and shall thereafter be

maintained for the duration of the development. Development shall be carried out in accordance with the approved details.

Reason 2. To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality.

3. Details and samples of any materials to be used including brick, stone and slate; external joinery details and rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and development shall be carried out in accordance with the approved details.

   Reason 3. To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development within Part 1 (Classes A, B, C, D, E, F, G and H and Part 2 Classes A, B and C of the Second Schedule to the Order shall be carried out on the site without the prior written approval of the Local Planning Authority.

   Reason 4. To safeguard the character and appearance of the premises and the area in which they lie.

5. Before the development hereby permitted, commences, a scheme or protecting the proposed dwellings from road traffic, rail and industrial noise shall be submitted to and approved in writing by the Local Planning Auhority and all works which form part of the approved scheme shall be completed before any part of the development is occupied and thereafter maintained for the duration of the development.

   Reason 5. To safeguard conditions of amenity within the scheme of development permitted.

Your attention is drawn to the following Informative(s):-

The proposals the subject of this planning application have been considered under the provisions of the Kent Structure Plan 1996 (Structure Plan) and the Medway Local Plan 2003 (the Local Plan), most particularly Policies ENV15, ENV19 and T17 of the Structure Plan and Policies BNE1, BNE2, BNE3, BNE17, H4, L3 and T13 of the Local Plan, and having regard to the proximity to neighbouring properties and the siting, design and appearance of the proposed new development, the submitted application is considered to be in accordance with the above mentioned Development Plan Policies.

PLANNING DECISION

Ref: MC2004/1768

You are advised to contact the Highways Manager of Medway Council with regard to arrangements to be made for the storage and collection of refuse in connection with the development hereby permitted.

You are advised of the need to obtain Listed Building Consent for the development hereby permitted before any work is started on site; in this regard you are advised to contact the Development Control Manager of Medway Council.

You are advised of the need to comply with the provisions of the Chronically Sick and Disabled Persons Act 1970 (as amended).

You are advised to contact the Building Control Manager of Medway Council with regard to the arrangements to be made for means of escape in case of fire.

The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the Medway Council.

This planning permission is granted subject to further details being submitted. The applicant is reminded to submit these details in writing together with any relevant drawings or samples. Form TP11 is attached for this purpose. Proceeding with these works in the absence of complying with these conditions is a breach of the planning permission granted and may lead to the initiation of enforcement action.

This permission relates to site plan and drawing nos. 03/1367/1 and 2 received on 2nd August 2004.

Signed

Tony Van Veghel
Development and Building Control Manager
Date of Notice 24th September 2004 (MCA/MAP)

DC1001MW